



**Board of Commissioners of Cook County  
Minutes of the Zoning and Building Committee**

**10:00 AM**

**Wednesday, February 7, 2018**

**Cook County Building, Board Room,  
118 North Clark Street, Chicago, Illinois**

**ATTENDANCE**

**Present:** Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (15)

**Absent:** Butler and Garcia (2)

**PUBLIC TESTIMONY**

Chairman Silvestri asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

1. George Blakemore

**18-2051**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 1/17/2018

**A motion was made by Commissioner Suffredin, seconded by Commissioner Goslin, to approve 18-2051. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (15)

**Absent:** Butler and Garcia (2)

**16-2730**

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Map Amendment MA 16-02 & Special Use SU 16-04

**Township:** Leyden

**County District:** 16

**Property Address:** 2506, 2514, and 2516 North Mannheim Road, Franklin Park, Illinois 60131

**Property Description:** The Subject Property consists of approximately 2 acres generally located on the southwest corner of Nevada Street and North Mannheim Road.

**Owner:** Nevada Property LLC., 219 W. Chicago Avenue, Suite 400, Chicago, Illinois 60654

**Agent/Attorney:** Perry Vietti, Interfaith Housing Development Corporation, 219 W. Chicago Avenue, Suite 400, Chicago, Illinois 60654

**Current Zoning:** C-4 General Commercial District

**Intended use:** Map Amendment to rezone the Subject Property from its current zoning designation of the C-4 General Commercial District to a proposed zoning designation of the R-8 General Residence District and if granted under the companion Special Use request 16-04 for a Planned Unit Development to allow for the operation of a five story, 68-unit rental apartment building.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** Mr. Joseph Thomas, Leyden Township Supervisor, Mr. Ron Carleson, Mannheim School District 83, Mr. Randy Olinski, 1314 Emerson, Melrose Park, Illinois, Fire Department Trustee, Mr. Sanfilipo, 820 Roberta, Melrose Park, Illinois, neighbor, Mr. Vincent Fiarito, 2316 Wagner, Melrose Park, Illinois, Leyden Township Highway Commissioner, Mr. John Clinger, 12500 Altgeld, Melrose Park, Illinois.

**History:**

**Zoning Board Hearing:** 10/5/2016

**Zoning Board Recommendation date:** 11/16/2016

**County Board extension granted:** N/A

A motion was made by Commissioner Tobolski, seconded by Commissioner Morrison, to recommend for receiving and filing 16-2730. The motion carried by the following vote:

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (15)

**Absent:** Butler and Garcia (2)

#### ADJOURNMENT

A motion was made by Vice Chairman Sims, seconded by Commissioner Arroyo to adjourn the meeting.. The motion carried by the following vote:

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Daley, Deer, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (15)

**Absent:** Butler and Garcia (2)

Respectfully submitted,



Chairman



Secretary

A video recording of this meeting is available at <https://cook-county.legistar.com>.